



## 24 Derek Drive

Sneyd Green, Stoke-On-Trent, ST1 6BY

Home wasn't built in a day and every renovation is a new beginning! So why not start your new beginning here with this spacious semi detached property on Derek Drive. Partially renovated it gives you the opportunity to put your own stamp on as home to call your own. The accommodation on offer comprises two reception rooms a lounge and dining room, fitted kitchen, three bedrooms and family bathroom. Externally the property benefits from off road parking and a garage and to the rear the garden is fully enclosed and laid to lawn. Located in the popular area of Sneyd Green, close to local amenities, schooling and commuter links to the main town centre. Sold with no upward chain, it's time to get them creative juices flowing and put your stamp on Derek Drive. Call today to book a viewing.

**£170,000**

# 24 Derek Drive

Sneyd Green, Stoke-On-Trent, ST1 6BY



- SPACIOUS SEMI DETACHED PROPERTY
- TWO RECEPTION ROOMS
- MODERN FAMILY BATHROOM
- POPULAR LOCATION
- SOLD WITH NO UPWARD CHAIN
- FITTED KITCHEN
- OFF ROAD PARKING & GARAGE
- IN NEED OF SOME COSMETIC WORKS
- THREE BEDROOMS
- ENCLOSED REAR GARDEN

## GROUND FLOOR

### Entrance Porch

Sliding door leads into the entrance hall.

### Entrance Hall

13'8" x 6'3" (4.19 x 1.93)

A wooden glazed door leads to the front aspect coupled with single glazed windows to the side. Under stairs storage with single glazed window to the side. Stairs lead to the first floor.

### Lounge

12'1" x 11'3" (3.69 x 3.44)

A single glazed window overlooks the front aspect.

### Dining Room

12'4" x 11'2" (3.76 x 3.42)

A double glazed window overlooks the rear aspect. Radiator.

### Kitchen

15'4" x 6'3" (4.68 x 1.93)

A double glazed window overlooks the side and rear aspect, coupled with a UPVC door to the side aspect. Fitted

with a range of wall and base storage units with inset asterite sink unit and side drainer. Work surface areas with space and plumbing for washing machine, dishwasher, fridge/freezer.

## FIRST FLOOR

### First Floor Landing

A single glazed window overlooks the side aspect. Loft access hatch.

### Bedroom One

12'9" x 11'3" (3.89 x 3.44)

A single glazed window overlooks the front aspect. Radiator.

### Bedroom Two

12'4" x 9'6" (3.76 x 2.90)

A double glazed window overlooks the rear aspect. Fitted with wardrobes and storage. Radiator.

### Bedroom Three

6'3" x 6'2" (1.93 x 1.90)

A double glazed window overlooks the front aspect.

## Bathroom

7'6" x 6'1" (2.30 x 1.87)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with waterfall shower over, low level W.C and vanity hand wash basin. Partly tiled walls, extractor fan and ceiling spotlights. Ladder style towel radiator.

## EXTERIOR

To the front there is a paved driveway leading to the garage. To the rear the garden is fully enclosed by panelled fencing and a side access gate. The rear garden is laid to lawn with a paved patio seating area.

## Garage

Up and over door with a side access door coupled with a single glazed window. Housing central heating boiler.





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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